

This instrument prepared by
Deborah S. Scott
2007 Old Montgomery Hwy Suite A
Birmingham, Alabama 35244

Send Tax Notice to: M. Sean Clarke and
Rhiannon Clarke
1848 Trail Ridge Drive
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA]
COUNTY OF SHELBY] KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Eight Thousand Dollars and No/100(\$28,000.00) and other valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

Percy F. Marks, an unmarried man

(herein referred to as grantor) do grant, bargain, sell and convey unto

M. Sean Clarke and Rhiannon Clarke

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

In Shelby County, Alabama, described in Deed Book 186, Page 45, Lincoln Park, Lot 8, Block 6, Section 12, Township 19 South, Range 2 West, Beat 12.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHT OF WAY OF RECORD.
Otis E. Jackson is now deceased having died on or about August 24, 1991
Adele Jackson left property to Percy F. Marks through Will recorded in Instrument No. 2003-68600.
Percy F. Marks and Percy F. Marks, Jr., are one and the same person.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenants with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 3RD day of November, 2003.

WITNESS:

Percy F. Marks (Seal)
Percy F. Marks

_____ (Seal)

STATE OF ALABAMA]
COUNTY OF SHELBY]

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Percy F. Marks, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of November, A.D.2003.

Doris M. Veith
Notary Public
My commission expires: 5-28-06